

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
May 11th, 2021

Call to Order

I. Approval of April 13th, 2021 Minutes

II. Old Business: none

IIII. New Business:

REZN-2508: Rezoning Request from R2 to R3
25-E and Dalton Ford Road

ANNX-2507: Annexation Request
25-E and Dalton Ford Road

MASD-2504: Preliminary and Final Plat Approval: The Breezes
Howerton Road

IV. Departmental Reports:

None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for June 8th, 2021 at 4:00 pm.
The deadline to submit applications for this meeting is May 17th, 2021.*

**Morristown Regional Planning Commission
Minutes
April 13, 2021**

Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Secretary Roni Snyder
Mayor Gary Chesney
Commissioner Bill Thompson
Commissioner Ventrus Norfolk
Commissioner Amy Hancock
Commissioner Wanda Neal
Councilmember Robert (Bob) Garrett

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Randy Corlew
T. Clint Harrison
B. J. Kramps

Chairman Frank McGuffin called the meeting to order.

I. Approval of March 9th, 2021 minutes:

Commissioner Ventrus Norfolk made a motion for approval of the March 9th, 2021 minutes seconded by Mayor Gary Chesney.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

**REZN-2496: Urban Growth Boundary Rezoning Request from R1 to C1
N. Bellwood Road**

Planner Josh Cole discussed a request by Mr. Charles Randy Corlew, representing the property owner of 625 N. Bellwood Road to be rezoned from the County zoning designation of R1, Rural Residential District, to C1, Commercial District. This property is within the Urban Growth Boundary (UGB) so it must go before the Regional Planning Commission prior to moving along to the County Commission.

This parcel is 5.84 acres in size and is currently vacant. It is zoned residential and is surrounded in all direction by either County or City residential zoning districts with a mobile home park immediately to the south, single-family uses to the north and west, and a vacant parcel to the east. If the rezoning is approved, Mr. Corlew has indicated that the owner will seek to place at least one if not two or three storage units on this site.

Staff believes that this rezoning request from residential to commercial is spot zoning since it is surrounded by nothing but residential districts and residential uses. Additionally, Staff does not

believe that we should encourage commercial development encroaching further onto a road that is insufficient to handle such traffic and further into an existing residential area. Staff recommended Planning Commission vote to deny this rezoning request.

Commissioner Bill Thompson made a motion to approve rezoning request seconded by Vice-Chairman Jack Kennerly.

Discussion followed.

Mr. Danny Long, property owner adjacent to subject property, spoke against the rezoning request.

Mr. Charles R. Corlew, representing the property owners, spoke in favor of the rezoning.

Voting Results 0 yes, 9 no. Motion Fails.

PUD-2493: Grovewood Planned Unit Development Request

Senior Planner Lori Matthews discussed a subdivision the Commission approved in November 2020. Since this time, the owner Mr. Jamison Pack has decided to keep the property as a one, 8-acre tract and use it to construct a residential planned unit development. Construction of more than one building on one lot is a definition of a planned unit development or PUD and these types of developments require a site plan approval by the Planning Commission.

The property is located off South Cumberland Street beside Yes Car Sales lot between Cherokee Hills and The Colonies neighborhoods. The plan shows 38 duplexes or 76 individual units to be constructed along a private street. A 50-foot private street named Keswick Drive will provide the only access to the site from South Cumberland Street. Per the United States Postal Service, cluster mailboxes will be used, and the plans do show two dumpster locations.

Each unit will be two-stories tall and contain three bedrooms with 760 sq. ft. building footprint. Garages are included with each unit which will count for one of the two required parking spaces. The driveways will count as a second parking space.

Staff does have a few concerns over the limited parking provided with this development with no visitor parking. In lieu of a cul-de-sac at the end of Keswick Drive, the developer has provided a T-turn around which be built per fire safety codes. However, if any vehicle is parked at the end of Keswick Drive will present a hazard for emergency services. With that being said, the plan meets the City's zoning regulations therefore Staff asked the Planning Commission to approve the planned unit development design.

Secretary Roni Snyder made a motion for approval of planned unit development design seconded by Commissioner Bill Thompson

Voting Results 9 yes, 0 no. Motion Carries.

IV. Departmental Reports:
NONE

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/ta

DRAFT

The City of Morristown

Community Development & Planning



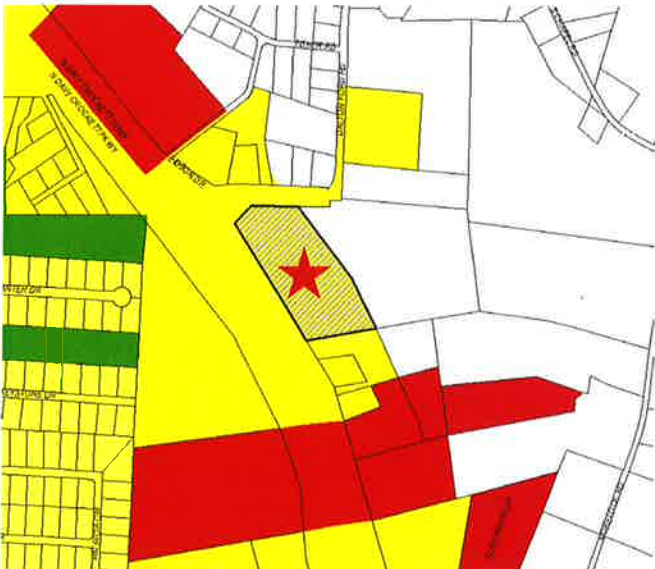
TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner 
DATE: May 11th, 2021
SUBJECT: Highway 25-E/Dalton Ford Road Rezoning from R2 to R3

BACKGROUND:

This is a request from Mr. T. Clint Harrison, the agent for the applicant and property owner, to rezone a parcel located at the southeastern intersection of Highway 25-E and Dalton Ford Road from R2, Medium Density Residential, to R3, High Density Residential. This property was originally annexed into the city in 1976 with what was formerly the Appalachian Highway.

This request is in conjunction with the annexation request that is also on Planning Commission's agenda. The applicant has indicated that they wish to utilize this parcel and the portion that is to be annexed for a single-family residential development and would like to utilize the R3 district to provide more flexibility in the development of their proposed subdivision.

The requested parcel is approximately 6.14 acres in size and is vacant. It contains vacant land to the east and south, Highway 25-E to the west, and primarily single-family residences to the north across Dalton Ford Road.



Prior to any development on this site, the developer will have to submit a subdivision plat that must meet all applicable city requirements and be approved by the Planning Commission.

The City of Morristown

Community Development & Planning




RECOMMENDATION:

Per TDOT, Highway 25-E is a major corridor in the city and the daily traffic counts near this parcel was 25,384 in 2018 which makes it suitable for high intensity development such as a high-density residential development. Thus, staff recommends approval of this rezoning request to R3 and would ask Planning Commission to forward it on to City Council.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner 
DATE: May 11th, 2021
SUBJECT: Annexation Request:
Dalton Ford Road

BACKGROUND:

A request for annexation into the corporate limits of Morristown has been received from Mr. T. Clint Harrison, representing the applicant and the property owner, for Hamblen County Parcel ID #032025 15800, which is located off Dalton Ford Road and slightly to the east of Highway 25-E. The subject parcel meets the conditions to be annexed as it is located within Morristown's Urban Growth Boundary.

The parcel is currently vacant and approximately 9.6 acres in size. The applicant is requesting the property to be zoned R3, High Density Residential District. This request is in conjunction with the rezoning request that is also on Planning Commission's agenda as the applicant has stated that they are wanting to use this location for a single-family residential development. Prior to any development on this site, the developer will have to submit a site plan which must meet all city requirements.



A Plan of Services is attached to this memo which includes the utility services and the standard City services. No additional Fire or Police personnel will be required at this time.

The City of Morristown

Community Development & Planning



RECOMMENDATION:

Staff recommends approval of the annexation request with a zoning designation of High Density Residential (R3) and would ask that the Planning Commission forward it on to City Council.

The City of Morristown

Community Development & Planning



PLAN OF SERVICES

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED OFF DALTON FORD ROAD.

WHEREAS, TENNESSEE CODE ANNOTATED, TITLE 6, CHAPTER 51, AS AMENDED REQUIRES THAT A PLAN OF SERVICES BE ADOPTED BY THE GOVERNING BODY.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND COUNCIL OF THE CITY OF MORRISTOWN, TENNESSEE:

Properties identified as Hamblen County Tax Parcel ID # 032025 15800 located off Dalton Ford Road, the general location being shown on the attached exhibit A;

Section I. Pursuant to the provisions of Title 6, Chapter 51, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described above, the following plan of services.

Police Protection

Patrolling, radio responses to calls, and other routine police services using present personnel and equipment will be provided upon the effective date of annexation.

Fire Protection

Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided upon the effective date of annexation. Water for fire protection to serve the substantially developed annexed area(s) will be provided in accordance with current policies of Morristown Utilities Commission unless authorized by franchise agreement with another utility district which has made service available with capabilities to meet City of Morristown Fire Protection Standards. Any extension of water system infrastructure beyond that of the Morristown Utility Commission policies shall be at the expense of the property owner or developer.

Water Service

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

Sanitary Sewer Service

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

The City of Morristown

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Electrical Service

Electrical service for domestic, commercial and industrial use will be provided at city rates for new lines as extended in accordance with current policies of Morristown Utility Commission. In those parts of the annexed area presently served by another utility cooperative, the above conditions or terms will begin with the acquisition by the city of such cooperatives or parts thereof, which may be delayed by negotiations and/or litigation.

Refuse Collection

The same regular refuse collection service now provided within the City will be extended to the annexed area sixty days following the effective date of annexation.

Streets

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the city. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards. Street name signs where needed will be installed as new street construction requires.

Inspection Services

Any inspection services now provided by the City (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin upon the effective date of annexation.

Planning and Zoning

The planning and zoning jurisdiction of the city will apply to the annexed area in conjunction with the effective date of annexation.

Street Lighting

Street lights will be installed in accordance to City policies.

Recreation

Residents of the annexed area may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

Miscellaneous

Fibernet will be installed per the current Morristown Utility System policy.

The City of Morristown

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Section II. This Resolution shall become effective from and after its adoption.

Passed on this _____ day of _____, 2021.

Mayor
ATTEST:

City Administrator

The City of Morristown

Community Development & Planning



Exhibit A:



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: May 11th, 2021
SUBJECT: Preliminary and Final Plat: The Breezes
Howerton Road

BACKGROUND:

This is a request from Mr. T. Clint Harrison, representing Carlyle Construction, for Preliminary and Final Plat approval for the proposed "The Breezes" subdivision located off Howerton Road. This plat is subdividing two existing parcels that are a total of approximately 6.1 acres in size into 8 lots. This property is zoned R2, Medium Density Residential, and all the lots exceed the minimum size set forth in the zoning ordinance as they range from 0.21 acres to 2.59 acres. This property is vacant and is surrounded by single family residential units in all directions.

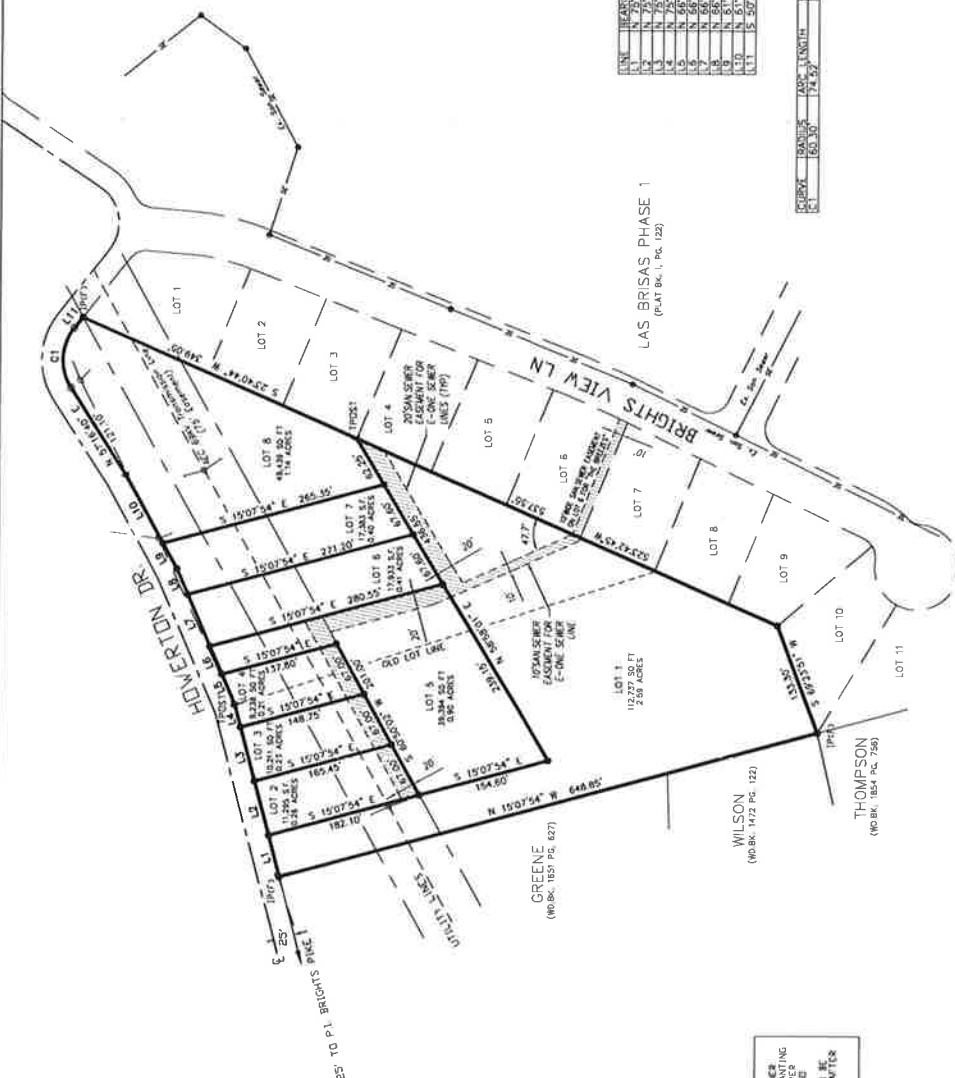


RECOMMENDATION:

This subdivision plat meets all the requirements set forth in the subdivision regulations, thus, staff recommends approval of this request.



A.M. SURVEYING
 RICHARD L. KENT R.L.S. # 2040
 4669 FOWLER DRIVE
 MORRISTOWN, TN, 37814
 PHONE: (423) 317-9825
 FAX: (423) 317-9826



LINE	BEARING	LENGTH	CORNER BEARING	BEARING	LENGTH
L1	N 75°15'00" E	150.00			
L2	N 75°15'00" E	150.00			
L3	N 75°15'00" E	150.00			
L4	N 75°15'00" E	150.00			
L5	N 75°15'00" E	150.00			
L6	N 75°15'00" E	150.00			
L7	N 75°15'00" E	150.00			
L8	N 75°15'00" E	150.00			
L9	N 75°15'00" E	150.00			
L10	N 75°15'00" E	150.00			
L11	N 75°15'00" E	150.00			

CURVE	RADIUS	ARC L. NORTH	CURVED LENGTH	CHORD BEARING	CHORD LENGTH
1	160.30'	74.53'	157.87'	S 89°19'54" E	74.28'
2	160.30'	74.53'	157.87'	S 89°19'54" E	74.28'



TYPICAL SANITARY SEWER EASEMENT DETAIL

SANITARY SEWER EASEMENT NOTES:

- THERE IS A 30" PERMANENT SANITARY SEWER EASEMENT LOCATED TO EACH SIDE OF THE SEWER MAIN. THE CITY OF MORRISTOWN SHALL MAINTAIN ACCESSIBLE AND NECESSARY ACCESS TO SEWER LINES. HAVE THE RIGHT TO GO UPON LANDS ADJACENT TO THE SEWER LINES.
- THE LOCATION OF THIS BUILDING, STRUCTURES OR OTHER DEPENDENCIES AT THE PROPERTY OWNER OR THE PLANTING OF TREES OR SHRUBS SHALL BE LIMITED TO THE DITCH UTILITY LINES INCLUDING BUT NOT LIMITED TO THE SANITARY SEWER LINES. THE PERMANENT EASEMENT SHALL BE CONSTRUCTED WITHIN THE PERMANENT EASEMENT EXCEPT AFTER PRIOR WRITTEN APPROVAL BY THE CITY.

ALL OR PART OF THIS SURVEY WAS PERFORMED USING A TOTAL STATION. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE POSITIONAL ACCURACY: 10MM+10PPM HORIZONTAL, 15MM+10PPM VERTICAL. TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORK. PUBLISHED/TIED CONTROL USED: TDD GNS REFERENCE NETWORK. COMBINED GRID FACTORS: NONE APPLIED.

NOTES:	CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR BOND POSTING	CERTIFICATION OF THE APPROVAL OF SANITARY SYSTEM RECORDING	CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS RECORDING	CERTIFICATE OF ACCURACY
<p>There is a 5' drainage and utility easement inside all interior lot lines; 10' inside all exterior boundaries and road right of way lines.</p> <p>Platting is Zone #1-2</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> 25' Front 25' Rear 10' Side <p>See References: 198/953 Plat Book 0, Page 150</p> 	<p>I hereby certify that (1) the power, facilities have been installed in accordance with the adopted System Design and Construction Standards; (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$100,000.00 to ensure completion of all required improvements in case of default.</p> <p>Date: _____ City Engineer or County Road Superintendent</p>	<p>I hereby certify that the subdivision plat which herein has been filed to comply with the subdivision regulations for platting in this county, is in accordance with the provisions of the Regional Planning Commission in the amount of \$100,000.00 to ensure completion of all required improvements in case of default.</p> <p>Date: _____ State/County Registrar</p>	<p>I hereby certify that (1) the water facilities have been installed in accordance with the adopted System Design and Construction Standards; (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$100,000.00 to ensure completion of all required improvements in case of default.</p> <p>Date: _____ Water Systems Engineer</p>	<p>I hereby certify that this is a Class II unadjudicated survey is 1/2,500 as shown herein, in conformity with the standards of THE FEDERAL INSURANCE ADMINISTRATION HAZARD MAP AND FOUND THE DESCRIBED FLOOD HAZARD AREA LOCATED IN A SPECIAL MAP: 47063D0133E, ETV, DATE: 7/3/2006</p> <p>4-7-21</p> <p>Date: <u>Red 2 Kent</u> Surveyor TN Reg. No. 2040</p>
<p>CERTIFICATION OF BUSINESS APPROVAL - FINAL PLAT</p> <p>I hereby certify that all (local improvements) and (sewer utility improvements) and (sewer easement improvements) and (sewer easement improvements) and (sewer easement improvements) have been satisfactorily completed as described in the platting and engineering drawings approved by the City of Morrisstown.</p> <p>Date: _____ Name (City Engineer/ County Road Superintendent)</p>	<p>CERTIFICATION OF THE APPROVAL OF POWER SYSTEMS</p> <p>I hereby certify that (1) the power, facilities have been installed in accordance with the adopted System Design and Construction Standards; (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$100,000.00 to ensure completion of all required improvements in case of default.</p> <p>Date: _____ Power Systems Engineer</p>	<p>CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS</p> <p>I hereby certify that (1) the water facilities have been installed in accordance with the adopted System Design and Construction Standards; (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$100,000.00 to ensure completion of all required improvements in case of default.</p> <p>Date: _____ Water Systems Engineer</p>	<p>CITY OF MORRISTOWN REGISTRATION OF THE PLAT OF: THE BREEZES RESUBDIVISION OF LOTS 3 & 4 SHANNON GREENE ESTATE</p> <p>OWNERS: Curly's Construction, LLC 296 Boyd School Road Morristown, TN, 37813</p> <p>WARD: _____ DISTRICT: _____ NOTES: _____ SCALE: 1"=100'</p>	